

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/10 SHERWOOD AVENUE CHELSEA VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

Unit

Suburb

Chelsea

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/61 SWAN WALK CHELSEA VIC 3196	\$709,000	14-Jun-25
53B GOLDEN AVENUE CHELSEA VIC 3196	\$712,500	11-Apr-25
1/59 ARGYLE AVENUE CHELSEA VIC 3196	\$770,000	09-Apr-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 August 2025

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1/61 SWAN WALK CHELSEA VIC 3196

 2  1  2

Sold Price

\$709,000

Sold Date

14-Jun-25

Distance

0.78km



53B GOLDEN AVENUE CHELSEA VIC 3196

 2  1  2

Sold Price

\$712,500

Sold Date

11-Apr-25

Distance

0.62km



1/59 ARGYLE AVENUE CHELSEA VIC 3196

 2  1  2

Sold Price

\$770,000

Sold Date

09-Apr-25

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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